



Petition Number: 2107-ODP-17 & 2107-SPP-17

Project Name: Union Square

Subject Site Address: South side of SR 32, west of Union Street (the “Property”)

Petitioner: Old Town Companies

Representative: American Structurepoint

Request: Overall Development Plan & Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square at Grand Junction Planned Unit Development (PUD) District.

Current Zoning: Union Square at Grand Junction PUD

Current Land Use: Commercial

Approximate Acreage: 2.91 acres +/-

Property History: Union Square at Grand Junction PUD ([Ord. 19-38](#), 10/14/2019)
Amendment to Union Square at Grand Junction PUD ([Ord. 21-08](#), 04/26/2021)

Staff Reviewer: Caleb Ernest, Associate Planner
Rachel Riemenschneider, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat
5. Public Comments

BACKGROUND

The Property is currently zoned the Union Square at Grand Junction PUD District.

Ordinance 19-38, Union Square at Grand Junction PUD (1909-PUD-28), was approved at the October 14, 2019, City Council meeting.

Ordinance 21-08, Amendment to Union Square at Grand Junction PUD, (2103-PUD-08), was approved at the April 26, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the June 22, 2021, Technical Advisory Committee meeting.



REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 7) Title, scale, north arrow and date.
- 8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



- 9) Easements (locations, widths and purposes). (Article 8.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 15) Building setback lines. (Article 4.14)

Comment: Please refer to District Standards.

- 16) Legend and notes.



- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 18) Other features or conditions which would affect the subdivision favorable or adversely.

- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

- 20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

- 22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The Petitioner is coordinating with HCSO and/or County Drainage Board to address outstanding issues.

- 23) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: The Petitioner is coordinating with Department of National Resources to address outstanding issues.

- 24) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:

- 25) Title, scale, north arrow and date.

- 26) Proposed name of the development.



- 27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 28) Address and legal description of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Boundary lines of the property including all dimensions.

- 30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



- 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 36) Location and dimensions of all existing structures and paved areas.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Please see Comment 32.

- 38) Location of all Floodplain areas within the boundaries of the property.

Comment: Please see Comment 23.

- 39) Names of legal ditches and streams on or adjacent to the site.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

Comment: The Petitioner is coordinating with WPWD, HCSO, and other TAC agencies to address outstanding issues.

- 40) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

- 41) Identify buildings proposed for demolition.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.15 (LB-H District), Union Square at Grand Junction PUD District (Ord. 19-38), and the Amendment to Union Square at Grand Junction PUD District (Ord. 21-08), except for those items identified as outstanding below.

44) Minimum Lot Area: No minimum (Ord. 19-38)

45) Minimum Lot Frontage: No minimum, however, all lots shall have vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement) (Ord. 19-38)

46) Minimum Building Setback Lines:

a) Front Yard 0 feet (Ord. 19-38)

b) Side Yard / Building Separation 0 feet (Ord. 19-38)

c) Rear Yard 0 feet (Ord. 19-38)

d) Fronting Midland Trace Trail 25 feet from the edge of the trail; 15 feet of which is a landscape buffer (following at minimum Buffer Yard A requirements) (Ord. 21-08)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

47) Minimum Building Height: 2 stories (Ord. 19-38)

a) Maximum Building Height: No Maximum (Ord. 19-38)



- b) Union Square, Phase 2 property
(expanded real estate east of original site): 4 stories (Ord. 21-08)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 48) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 49) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District
 - i) Exceptions: This Article shall not apply in the following instances:
 - 1. The area identified as “Downtown” in FIGURE 5.3(1): EXCEPTION AREAS.
- 50) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 51) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



DEVELOPMENT STANDARDS (Chapter 6 of UDO, Union Square at Grand Junction PUD, Ord. 19-38, Amendment to Union Square at Grand Junction PUD, Ord. 21-08)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

52) Accessory Use and Building Standards (Article 6.1)

53) Architectural Standards (Article 6.3)

- a) Character Exhibit: The “Character Exhibit” attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town companies in advance of Development Plan Approval. (Ord. 21-08)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) Mechanical / Utility Meter Screening:

- i) All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged. (Ord. 19-38)

c) External Wall Protrusions:

- i) Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials. (Ord. 19-38)

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)

57) Landscaping Standards (Article 6.8)



- a) Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan. (Ord. 19-38)
- b) Foundation Plantings: Shall apply, however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement. (Ord. 19-38)

58) Lighting Standards (Article 6.9)

59) Lot Standards (Article 6.10)

Comment: Please see District Standards.

60) Outside Storage and Display (Article 6.12)

61) Outdoor Café and Eating Areas (Article 6.13)

62) Parking and Loading Standards (Article 6.14)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- a) On-Street parking: Shall apply, except as enhanced below:
 - i) On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works. (Ord. 19-38)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) Loading Berths: Shall not apply. (Ord. 19-38)
- c) Off-Street Parking: Shall apply except as modified below (Ord. 21-08):
 - i) Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii) Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
 - iii) Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in



the City's downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

- iv) Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

63) Setback Standards (Article 6.16)

Comment: Please see District Standards.

64) Sign Standards (Article 6.17)

65) Vision Clearance Standards (Article 6.19)

66) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO, Ord. 19-38 and Ord. 21-08)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

67) Block Standards (Article 8.1)

68) Easement Standards (Article 8.3)

Comment: Please see Comment 9.

69) Monument and Marker Standards (Article 8.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

70) Open Space and Amenity Standards (Article 8.6)

- a) Shall not apply. (Ord. 19-38)



71) Pedestrian Network Standards (Article 8.7)

Comment: Please see Comment 34.

72) Storm Water Standards (Article 8.8)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

73) Street and Right-of-Way Standards (Article 8.9)

a) Shall apply, however, no dedication of Right-of-Way shall be required. (Ord. 19-38)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

74) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

75) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

76) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

77) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.



DEPARTMENT COMMENTS

- 1) Action: Hold a public hearing at the July 6, 2021, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.